



CRESSON RETAIL - ±19.7 ACRES OF PAD SITES FOR SALE

SWC OF HWY 377 & OLD GRANDBURY RD IN CRESSON, TEXAS

CHRIS JANOWSKI Vice President - Land | cjanowski@duwestrealty.com

BLAKE BARNES Vice President | blakebarnes@duwestrealty.com

SCOTT RODGERS Partner | scottrodgers@duwestrealty.com

Call For Info & Price 214.720.0004

DUWEST
CREATING, ENHANCING & PROTECTING VALUE

4403 North Central Expressway #200 Dallas Texas 75205
duwestrealty.com

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CRESSON RETAIL | SWC Hwy 377 & Old Grandbury Rd, Cresson, Texas

OVERVIEW

- ±19.732 Acres Available - more than 3,000 feet of commercial frontage with pad opportunities for fuel, QSR and hotel users
- Hard corner location at the new Highway 377 Bypass
- Adjacent to the new Brookside Residential Development with 876 lots and just across from the Cresson Crossroads Residential Development with 1,220 lots
- There are more than 2,000 single family lots under development in the immediate area
- Call for Info & Price

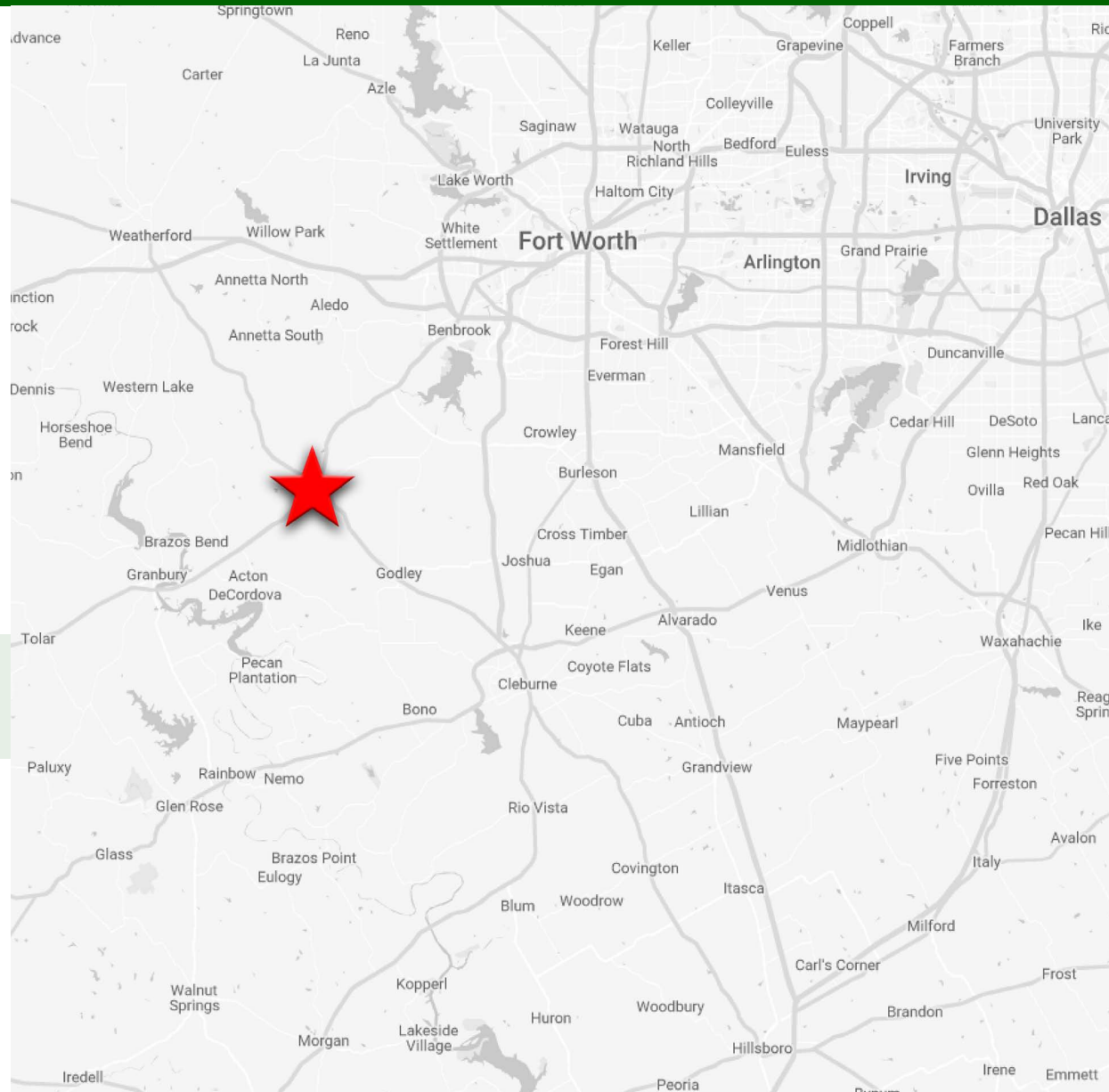
TRAFFIC COUNTS

US Highway 377: 23,341 VPD (TXDOT, 2022)

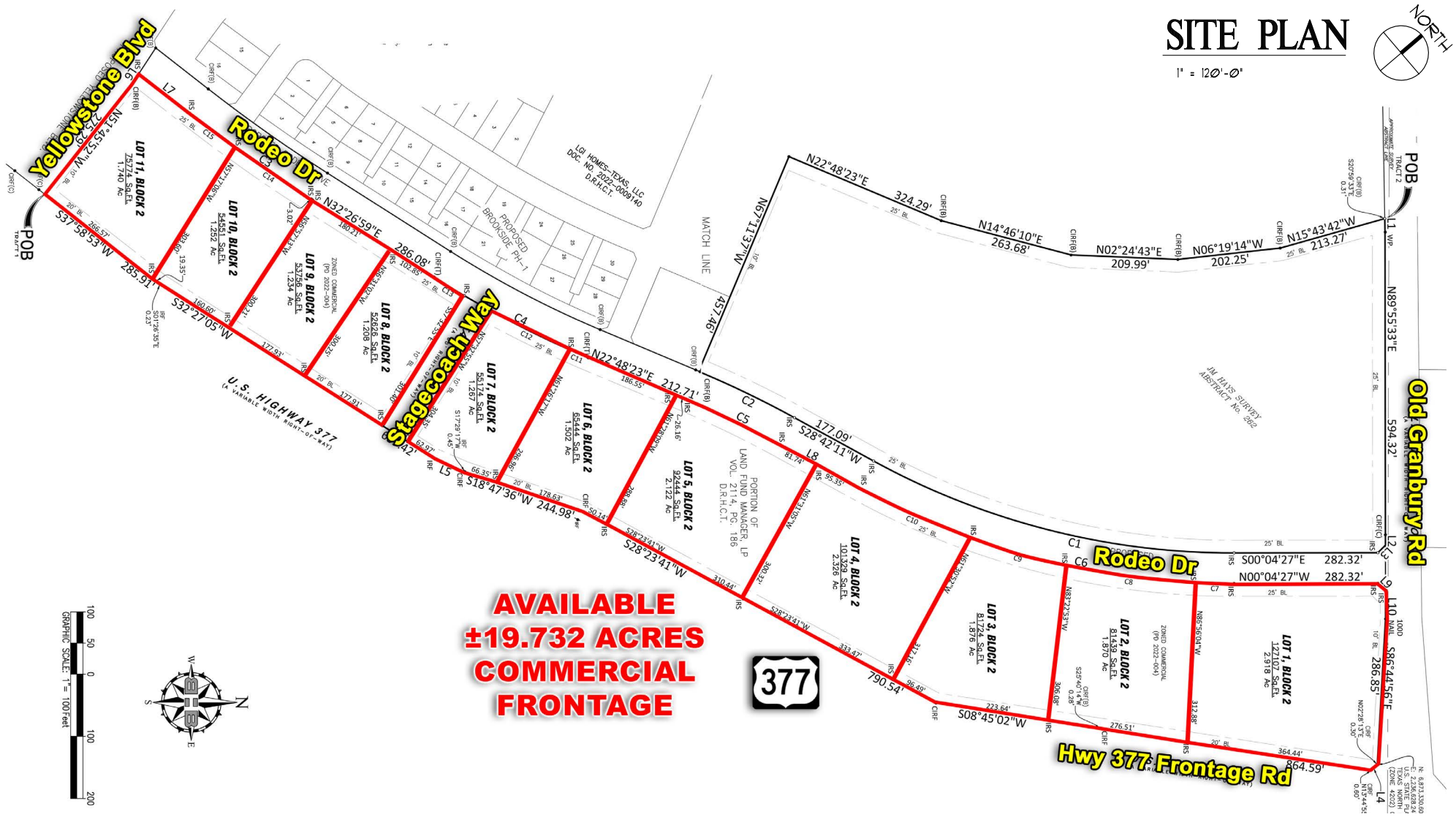
Cresson Hwy/SH-171: 7,493 VPD (TXDOT, 2022)

DEMOGRAPHICS

	3-mile	5-mile	7-mile
2023 Population	1,494	3,886	14,189
2028 Projected Pop.	1,768	5,641	16,843
Daytime Pop.	1,758	3,429	11,937
Avg HH Income	\$103,407	\$137,033	\$118,779



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SITE PLAN

1" = 120'-0"



**AVAILABLE
±19.732 ACRES
COMMERCIAL
FRONTAGE**



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PHASE SUMMARY	
PHASE 1 = 46.3 ACRES	
45'x105' = 92 LOTS	65%
55'x115' = 27 LOTS	19%
COURTYARD VILLAS = 22 LOTS	16%
TOTAL LOTS 141	
PHASE 2 = 32.8 ACRES	
45'x105' = 92 LOTS	65%
55'x115' = 27 LOTS	19%
COURTYARD VILLAS = 24 LOTS	16%
TOTAL LOTS 143	
PHASE 3 = 39.6 ACRES	
45'x105' = 108 LOTS	66%
55'x115' = 20 LOTS	13%
COURTYARD VILLAS = 33 LOTS	21%
TOTAL LOTS 159	
PHASE 4 = 41.8 ACRES	
45'x105' = 101 LOTS	67%
65'x120' = 26 LOTS	17%
COURTYARD VILLAS = 23 LOTS	16%
TOTAL LOTS 150	
PHASE 5 = 77.2 ACRES	
45'x105' = 92 LOTS	36%
55'x115' = 27 LOTS	11%
65'x120' = 42 LOTS	16%
COURTYARD VILLAS = 96 LOTS	37%
TOTAL LOTS 257	
OVERALL COUNT = 850	
	INFO CENTER

LAND PLAN FOR BROOKSIDE TRACT

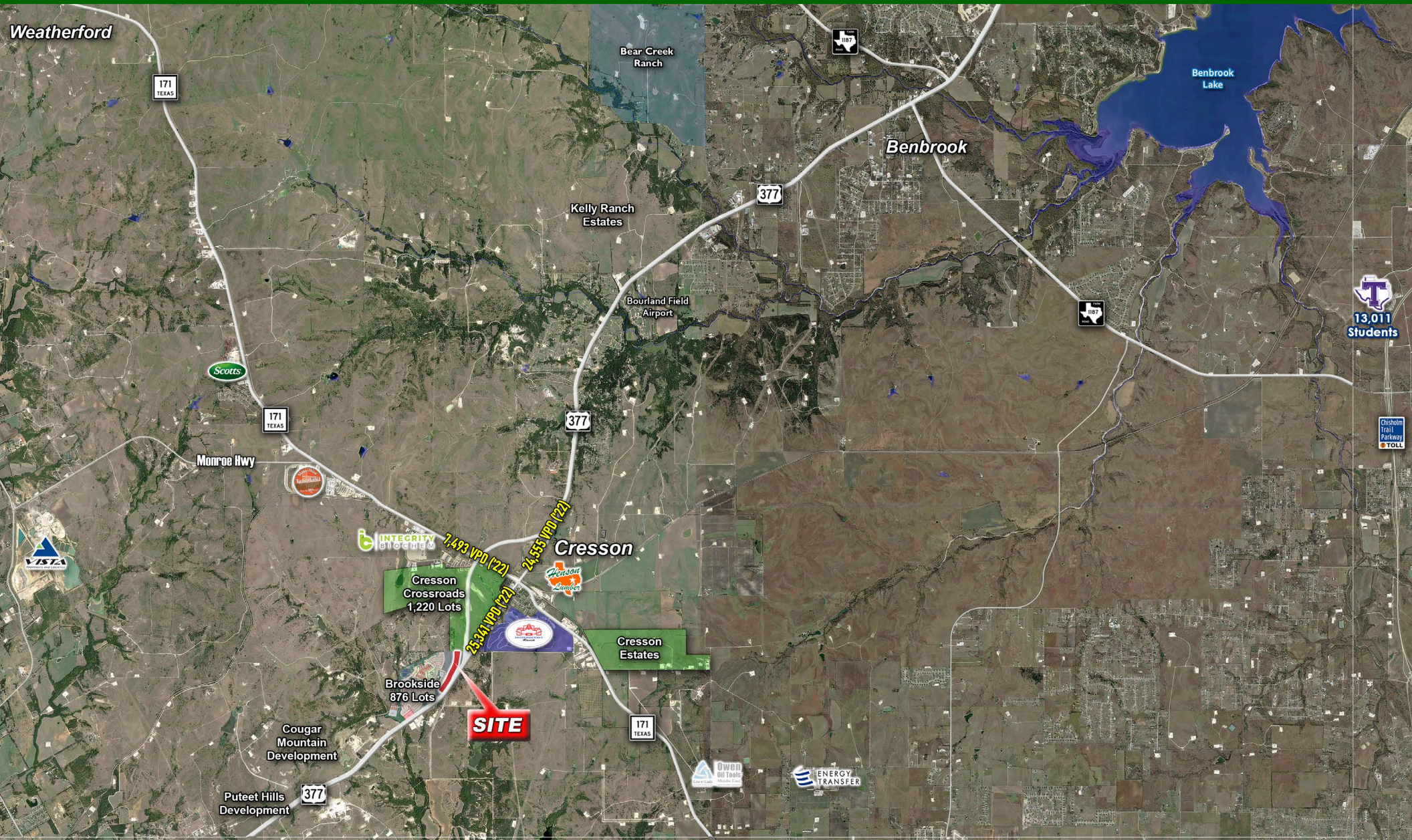
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Information About Brokerage Services



Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

DuWest Management Inc.	605046	214-720-0004
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Phone
Designated Broker of Firm	License No.	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Phone
Sales Agent/Associate's Name	License No.	Phone

Buyer/Tenant/Seller/Landlord Initials

Date